

General Information	
Parcel Number	89-06-24-000-101.000-008
Local Parcel Number	18-24-000-101.000-05
Tax ID:	005-00248-00
Routing Number	

Ownership	
PEGG, DAVID & HEATHER REVOCA 6071 N MINERAL SPRINGS RD GREENS FORK, IN 47345	
Legal	
NE COR NW SEC 24-17-13 20.08A	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
12/30/2022	PEGG, DAVID & HEA	2022012396	QC	/			
04/23/2021	PEGG, DAVID A & HE	2021004022	QC	/			
01/26/2017	PEGG, CHERYL L	2017000706	SA	/			
01/26/2017	PEGG, CHERYL L	2017000706	SA	/			
01/11/2012	PEGG, MARGARET L/	2012000226	WD	/	\$0		
12/05/2011	PEGG, CHERYL L	2011008732	WD	/	\$0		

Notes	
3/11/2025	Nexus: 2024 GENERAL REVALUATION
3/7/2025	Misc: 2025 GENERAL REVAUATION
7/22/2020	Misc: 2021 GENERAL REVAL
5/11/2016	: 2017 GENERAL REVAL PHASE 3

Property Class 100
Vacant Land



Agricultural

Year: 2025

Location Information	
County	WAYNE
Township	CLAY TOWNSHIP
District 008 (Local 005)	CLAY TOWNSHIP
School Corp 8305	NETTLE CREEK
Neighborhood 955063-005	CLAY/HARRISON-955063 (005)
Section/Plat	
Location Address (1)	CARLOS RD GREENS FORK, IN 47345

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$39,900	Land	\$39,900	\$38,000	\$31,700	\$25,000	\$21,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$39,900	Land Non Res (2)	\$39,900	\$38,000	\$31,700	\$25,000	\$21,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$39,900	Total	\$39,900	\$38,000	\$31,700	\$25,000	\$21,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$39,900	Total Non Res (2)	\$39,900	\$38,000	\$31,700	\$25,000	\$21,500
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	GE	0	1.070000	1.02	\$2,390	\$2,438	\$2,609	0%	1.0000	0.00	100.00	0.00	\$2,610
4	A	OCA	0	11.070000	0.94	\$2,390	\$2,247	\$24,874	0%	1.0000	0.00	100.00	0.00	\$24,870
4	A	SUC3	0	7.610000	0.68	\$2,390	\$1,625	\$12,366	0%	1.0000	0.00	100.00	0.00	\$12,370
82	A		0	0.330000	1.00	\$2,390	\$2,390	\$789	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model	
N/A	
Characteristics	
Topography	Flood Hazard <input type="checkbox"/>
Public Utilities	ERA
Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	Static

Land Computations	
Calculated Acreage	20.08
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	20.08
81 Legal Drain NV	0.00
82 Public Roads NV	0.33
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	19.75
Farmland Value	\$39,850
Measured Acreage	19.75
Avg Farmland Value/Acre	2018
Value of Farmland	\$39,860
Classified Total	\$0
Farm / Classified Value	\$39,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$39,900
CAP 3 Value	\$0
Total Value	\$39,900

